

SUBDIVISION DATA

1. TOTAL ENCLOSED AREA: 9.06 AC.±
2. TOTAL ROAD IMPROVEMENT RIGHT-OF-WAY AREA: 0.62 AC.±
3. TOTAL LOT AREA: 8.44 AC.±
4. TOTAL AREA AS OF 2/8/71: 102 AC.±
5. LOTS CREATED AFTER 2-8-71:
6. TAX MAP: #25, PARCEL: #39
7. DEED REFERENCES: TITLE DEED-H.D.C. 2321/240 DESCRIPTION-G.R.G. 418/443 (PARCEL #2)
8. #0000 INDICATES HOUSE NUMBER.
9. (3) INDICATES LOT NUMBER.
10. NUMBER OF LOTS: 4
11. PRESENT ZONING: AG
12. (P) DENOTES PASSING PERCOLATION TESTS.
13. (F) DENOTES FAILING PERCOLATION TESTS.

NOTES

THIS SUBDIVISION MUST COMPLY WITH THE 2000 DESIGN MANUAL FOR STORMWATER MANAGEMENT.

THIS LOT IS SUBJECT TO STORM WATER MANAGEMENT REGULATIONS PER HARFORD COUNTY ORDINANCE 01-55, CHAPTER 214, INsofar AS THE IMPERVIOUS AREA OF THE LOT SHALL NOT EXCEED 15% OF THE TOTAL LOT AREA AND THE DOWN SPOUTS FROM ALL ROOF LEADERS SHALL BE DIRECTED TO LAWN AREAS.

TOTAL PLAT AREA: 9.06 AC.±
TOTAL AREA OF NATURAL RESOURCE DISTRICT AND NATURAL CONSERVATION EASEMENT AREA (N.C.E.A.): 2.35 AC.± OR 25.9% OF PLATTED AREA.

(N.C.E.A.) : DENOTES NATURAL CONSERVATION EASEMENT AREA.

(C.D.E.A.) : DENOTES COMMON DRIVE EASEMENT AREA.

ANY DWELLING IN AN AGRICULTURAL DISTRICT MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUSTS, THE OPERATIONS OF ANY KIND (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

NOTES

(Hatched Area) DENOTES THE 20,000 SQUARE FOOT MINIMUM WASTE DISPOSAL SYSTEM AREA WHEREIN NO CONSTRUCTION IS PERMITTED WITHIN 30' OF THE DESIGNATED AREA AND ANY AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL SYSTEM AREA BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES, AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).

DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION WHEREVER APPLICABLE.

THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

PRIVATE WELLS/WASTE DISPOSAL SYSTEM AREAS SHALL BECOME NULL AND VOID WHEN PUBLIC SERVICES BECOME AVAILABLE.

THE SIGNING OF THIS PLAT IN NO WAY GUARANTEES THE AVAILABILITY OF PUBLIC SERVICES AT THE TIME OF DEVELOPMENT.

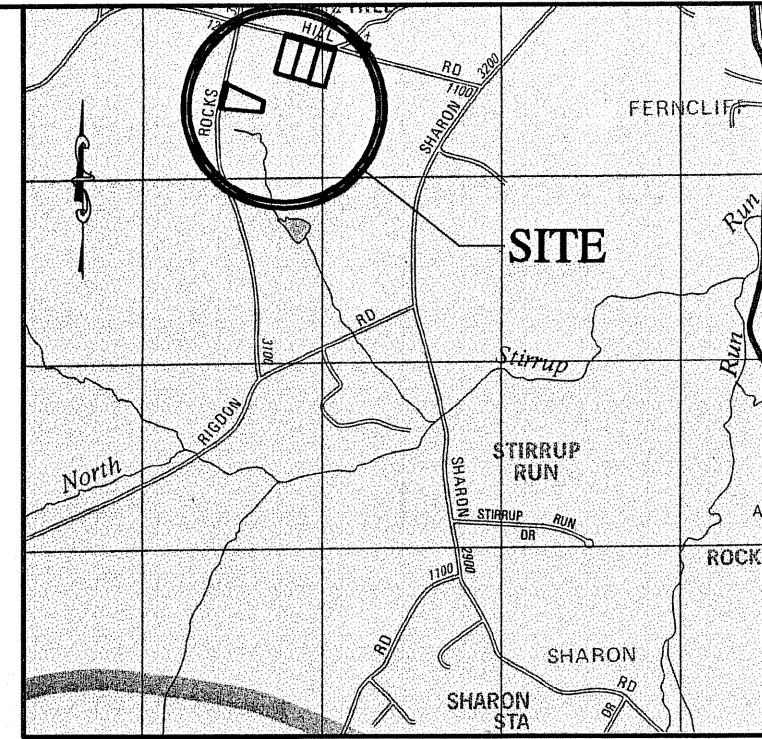
THE MINIMUM BUILDING SETBACK LINES ARE ESTABLISHED BY THE HARFORD COUNTY ZONING CODE AND MAY VARY OR BE MODIFIED IN ACCORDANCE WITH PROVISIONS OF THE CODE

THIS PLAT IS SUBJECT TO REVISIONS.

PRIOR TO ISSUANCE OF BUILDING PERMIT

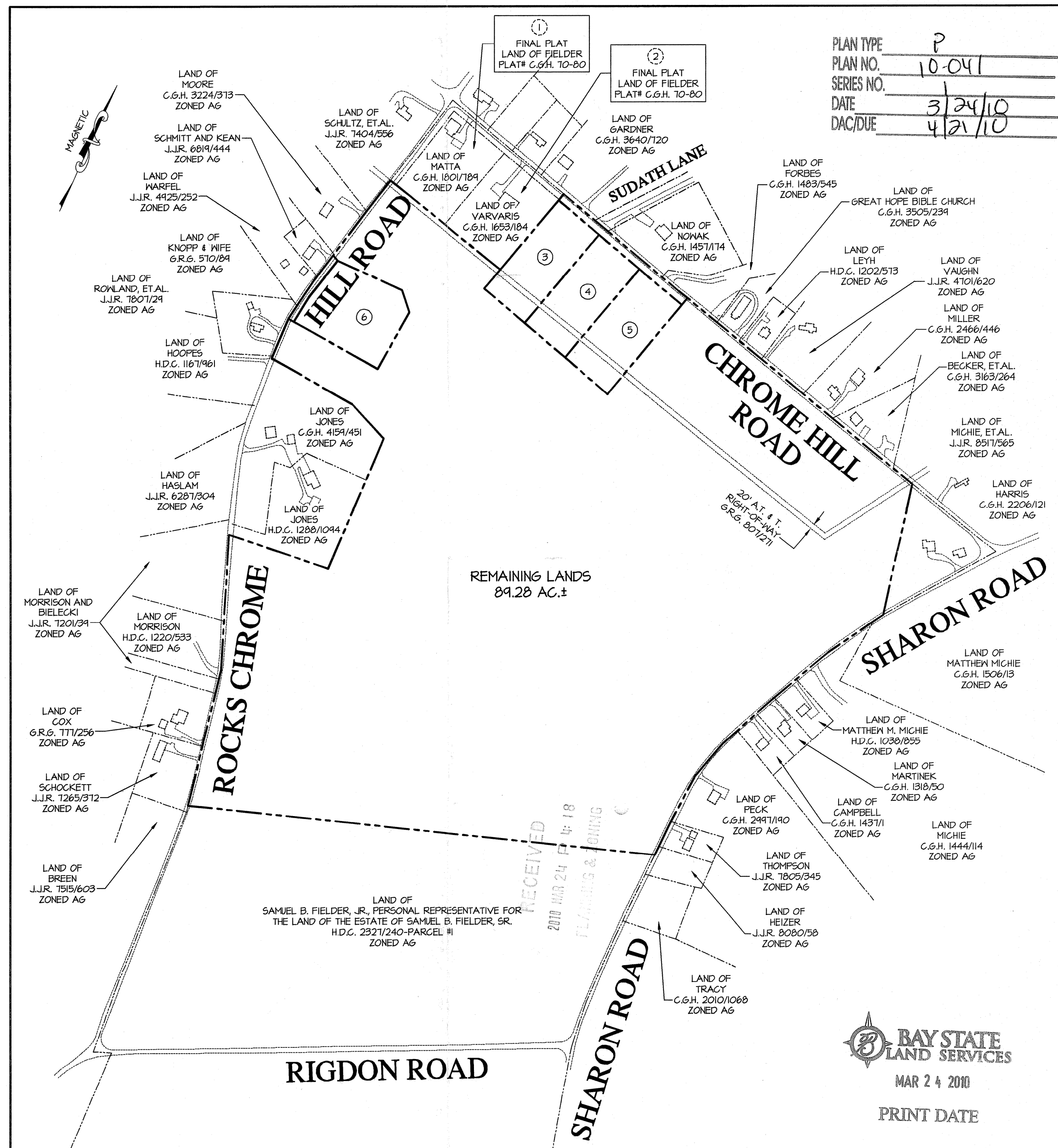
A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SUBMIT A PLOT PLAN WITH THE SANITARY APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA, EXISTING WELLS AND/OR SEWAGE SYSTEMS LOCATED WITHIN 100 FEET OF THE BOUNDARY OF THE LOT.



LOCATION MAP

1" = 2000'



TOTAL TRACT OVERVIEW

PRELIMINARY

DEVELOPMENT ADVISORY COMMITTEE PLAN
FINAL PLAT-LOTS 3 THROUGH 6
PARCEL #2

LAND OF THE ESTATE OF

SAMUEL B. FIELDER, SR.

FOURTH ELECTION DISTRICT

HARFORD COUNTY MARYLAND

OWNER:

SAMUEL B. FIELDER, JR., PERSONAL REPRESENTATIVE FOR THE ESTATE OF SAMUEL B. FIELDER, SR.
1121 RIGDON ROAD
JARRETTSVILLE, MARYLAND 21084-1734
TITLE DEED: H.D.C. 2321/240
DESCRIPTION: G.R.G. 418/443 (PARCEL #2)



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LAND SERVICES**

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Phone: (410) 879-4747 Fax: (410) 420-3949
www.baystatelandservices.com

DATE
3-22-10

SCALE
1"=100'

DESIGNED BY
JSC

DRAWN BY
JSC

DRAWING NO.

DP01

SHEET 1 OF 1

BSLS JOB NO.

07017